

Chapter 223 IS Interim Study Overlay District

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223.02 Interim Study Overlay District Established

The IS Interim Study Overlay District is established to allow discretionary review of development proposals in areas where changes in zoning provisions are contemplated or under study.

223.04 Zoning Map Designator

The IS District may be initiated as prescribed by Chapter 247. Prior to approving an amendment reclassifying land to an IS District, the Planning Commission and City Council shall approve a study plan that identifies regulatory problems and states land-use and development issues to be resolved for the area proposed for reclassification. An amendment reclassifying land to an IS District shall not be effective unless certified as a Local Coastal Program amendment by the Coastal Commission. The IS District may be combined with any base district. Each IS District shall be shown on the zoning map with an "-IS" designator, numbered and identified sequentially by order of enactment and reference to the enacting ordinance. (3334)

223.06 Land Use Controls

- A. Conditional Use Permit Required. Approval of a conditional use permit by the Planning Commission shall be required for establishment of a new or expanded use in an IS District, and may be approved for any use classification permitted or conditionally allowed with a conditional use permit in the base district with which the IS District is combined.
- B. Coastal Development Permit Required. Within the coastal zone approval of a coastal development permit shall be required for establishment of a new or expanded use in an IS District if the new or expanded use meets the definition of development in Section 245.04 unless it is exempt pursuant to Section 245.08. (3334)
- C. Required Findings. In addition to the findings required for conditional use permits by Chapter 241 and findings that may be required for specific use classifications, approval of a conditional use permit in the IS District shall require a finding that the proposed use will not conflict with the land use and development policies established for the area at the time the IS District was adopted.

223.08 Development Standards

Development standards for the IS District shall be specified by a conditional use permit or shall be those of the base district with which the IS District is combined.

223.10 Expiration of IS District Ordinance; Renewal

An ordinance establishing an IS District shall contain a provision terminating the IS designation up to two years from its effective date. An ordinance establishing an IS District may be amended, reenacted, or superseded by a zoning map amendment adopted as prescribed by Chapter 247 and certification of a Local Coastal Program amendment. (3334)

223.12 Resubmittal of Development Proposals

Notwithstanding the provisions of Chapter 241, a conditional use permit application that has been denied, or approved subject to conditions unacceptable to the applicant, may be resubmitted on or after the effective date of a zoning map and/or text amendment superseding an IS District designation.